

**GENERAL NOTES:**

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY (THIS NOTE REQUIRED ON ALL PLANS.)
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- WHEN A PORTION OF THE WORK IS TO BE DONE BY THE CITY, THE DEVELOPER AND/OR CONTRACTOR SHALL GIVE THE CITY 60-DAYS NOTICE SO THAT THE DEVELOPER'S WORK AND THE CITY'S WORK CAN BE PROPERLY COORDINATED. THE DEVELOPER SHALL PREPARE AND COMPACT THE SUBGRADE TO ELEVATIONS WITHIN ± .1' OF THE DESIGN ELEVATIONS AND SHALL BE RESPONSIBLE FOR THE CONDITION OF THE SUBGRADE UNTIL ACCEPTED BY THE CITY. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR ANY BARRICADING DURING THIS TIME.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DEPARTMENT 30 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NEGOTIATE THE COST OF THE CITY'S PORTION OF THE WORK.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO MAINTAIN SIGNAL OPERATION.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- PIPES JOINTS FOR VITRIFIED CLAY PIPE SHALL BE TYPE "G" AS SPECIFIED IN SECTION 208-2.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS PROJECTS. IF PLASTIC PIPE IS ALLOWED AS AN ALTERNATIVE, ALL PIPE JOINTS SHALL BE GASKETED. CEMENTED JOINTS SHALL NOT BE ALLOWED.
- THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR PERFORMING A VIDEO INSPECTION OF ALL NEW SEWER AND STORM DRAIN FACILITIES TO BE PUBLICLY OWNED AND MAINTAINED PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE VIDEO INSPECTION MUST BE PERFORMED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. A RECORDING OF THE VIDEO INSPECTION MUST BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

# STREET PLAN AND PROFILE FOR: 56 SYCAMORE CANYON FACILITY CITY OF RIVERSIDE, CALIFORNIA

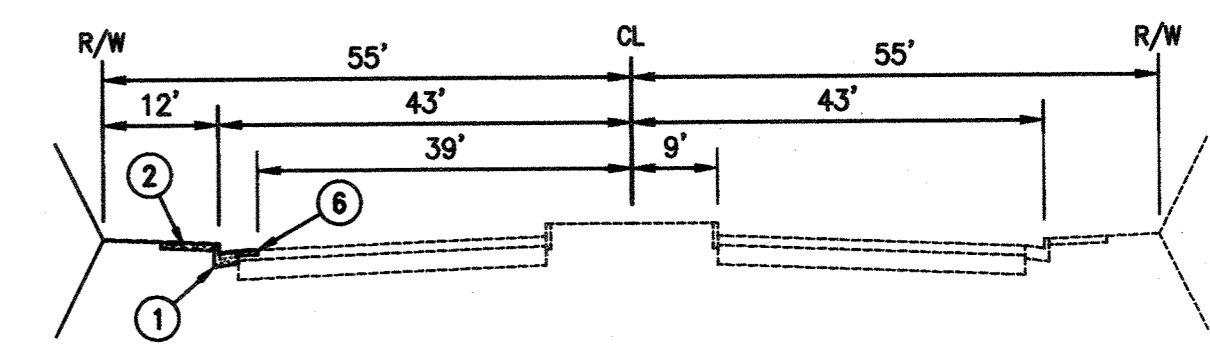
**CONSTRUCTION NOTES AND QUANTITY ESTIMATE \***

ITEM	DESCRIPTION	AMOUNT	UNIT
①	CONSTRUCT 6" CURB AND GUTTER PER CITY STD DWG 200, TYPE I	762	LF
②	CONSTRUCT CURB SIDEWALK PER CITY STD. DWG 325	3,275	SF
③	INTENTIONALLY LEFT BLANK	-	EA
④	CONSTRUCT WHEELCHAIR RAMP PER CITY STD DWG 304, TYPE III	4	EA
⑤	CONSTRUCT 6" CROSS GUTTER AND APRON PER CITY STD DWG 220	2,005	SF
⑥	SAWCUT AND REMOVE EXISTING AC PAVEMENT	725	LF
⑦	PROTECT IN PLACE	-	EA
⑧	SALVAGE OR LEGALLY DISPOSE OF	5	EA
⑨	REMOVE OR SALVAGE EXISTING FENCE	530	LF
⑩	TO BE RELOCATED BY OTHERS	1	EA

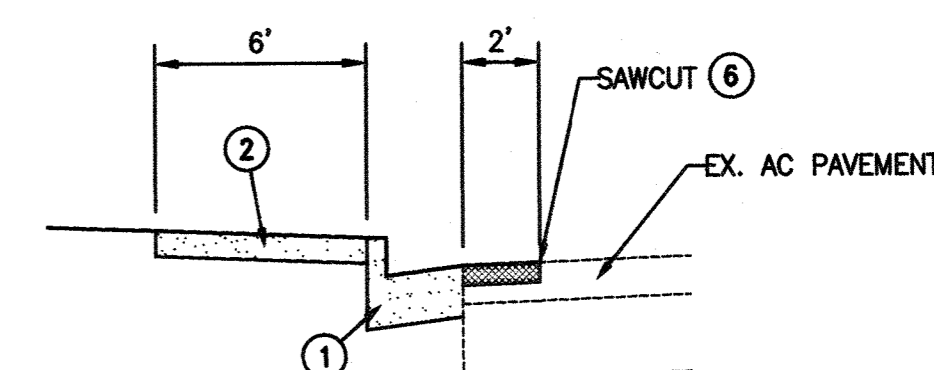
\* THE QUANTITIES SHOWN ABOVE ARE FOR BONDING INFORMATION ONLY. THE CONTRACTOR IS TO CONSTRUCT PROJECT PER THESE PLANS AND SUBMIT CONSTRUCTION BID BASED UPON THEIR OWN QUANTITY TAKE-OFF.

**LEGEND:**

	REMOVE EXISTING AC PAVING	PI	POINT OF INTERSECTION
	EXISTING ELEVATION	R/W	RIGHT OF WAY
	EXISTING CONTOURS	STA	STATION
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOW LINE	VC	VERTICAL CURVE
FS	FINISH SURFACE	AP	ANGLE POINT
GB	GRADE BREAK	BCR	BEGIN CURB RETURN
HP	HIGH POINT	ECR	END CURB RETURN
INV	INVERT	PVI	POINT OF VERTICAL INTERSECTION
LP	LOW POINT	MH	MANHOLE
PL	PROPERTY LINE	UGE	UNDERGROUND ELECTRIC

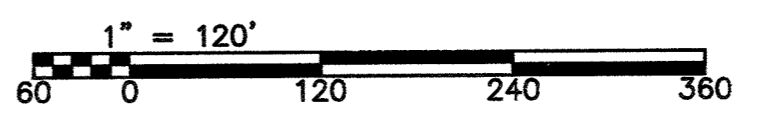


**SYCAMORE CANYON BOULEVARD**  
T.L.=10.0 "R" VALUE=40  
NOT TO SCALE



**SAWCUT & JOIN DETAIL**  
NOT TO SCALE

**INDEX MAP**  
1"=120'



**NOTICE TO CONTRACTOR:**

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF OR ANY DAMAGE TO THESE LINES OR STRUCTURES.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

**BENCHMARK**

CITY OF RIVERSIDE BENCHMARK FB-H3  
P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD., 125 FEET EASTERLY OF BARTON ROAD.  
ELEVATION: 1624.84  
DATUM: NAVD 88

**OWNER/DEVELOPER**

56 SYCAMORE CANYON PARTNERSHIP  
INVESTMENT BUILDING GROUP  
ATTN: BRIAN SHREEMANN  
5100 CAMPUS DRIVE #300  
NEWPORT BEACH, CA 92660  
TEL: 949-263-1111

**ENGINEER**

ALBERT A. WEBB ASSOCIATES  
ATTN: DJ ARELLANO  
3788 MCCRAY STREET  
RIVERSIDE, CA 92504  
TEL: 951-686-1070

**SOILS ENGINEER**

SOUTHERN CALIFORNIA GEOTECHNICAL  
ATTN: GREGORY MITCHELL  
22885 SAW RANCH PARKWAY, SUITE E  
YORBA LINDA, CA 92887  
TEL: 714-685-1115

**TOPOGRAPHY**

INLAND AERIAL SURVEY  
7117 ARLINGTON AVE  
RIVERSIDE, CA 92503  
TEL: 949-263-1111

**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL 4 OF PARCEL MAP NO. 0162 ON FILE IN BOOK 18 PAGE 70 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**APN**

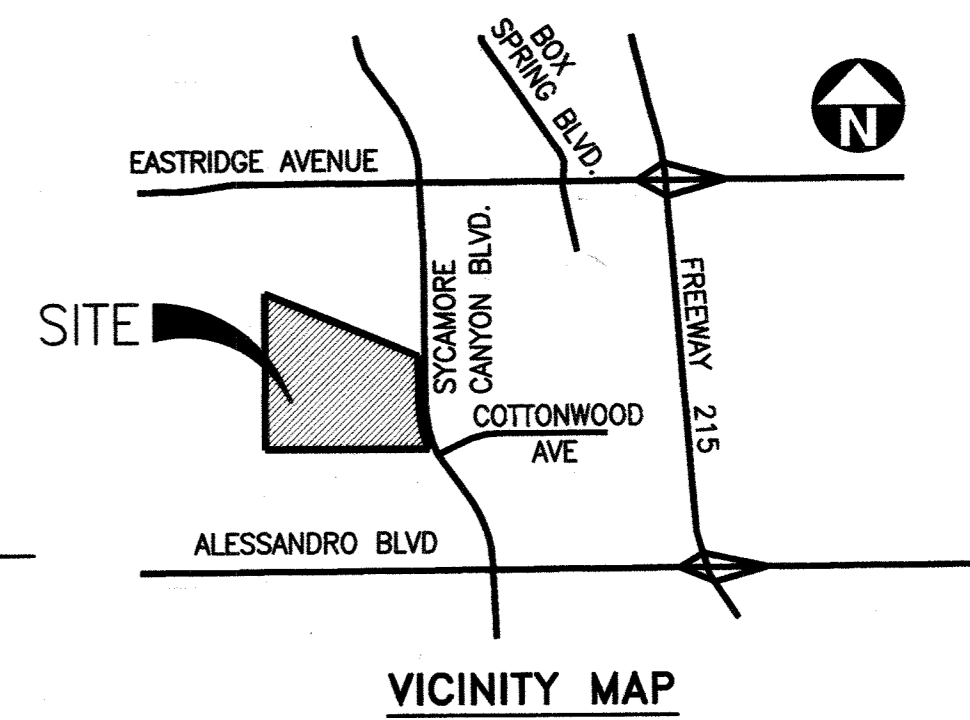
263-050-074

**UTILITIES**

WATER: CITY OF RIVERSIDE PUBLIC UTILITIES 951-782-0330  
SEWER: CITY OF RIVERSIDE PUBLIC UTILITIES 951-782-0330  
GAS: SO CAL GAS COMPANY 800-427-2200  
ELECTRIC: CITY OF RIVERSIDE PUBLIC UTILITIES 951-782-0330  
TELEPHONE: VERIZON 800-922-0204

**SHEET INDEX**

SHEET 1: TITLE SHEET  
SHEET 2: SYCAMORE CANYON ROAD - PLAN & PROFILE

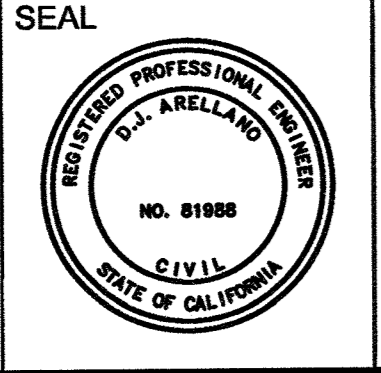


**VICINITY MAP**

**CITY OF RIVERSIDE**  
PUBLIC UTILITY DEPT. - OVERHEAD & UNDERGROUND  
REVIEWED BY: *[Signature]* DATE: 4/20/16

**WESTERN MUNICIPAL WATER DISTRICT**  
REVIEWED FOR NON-INTERFERENCE COMPLIANCE  
APPROVED BY: *[Signature]* DATE: 4/20/16

UNDERGROUND SERVICE ALERT  
CALL: TOLL FREE 1 800 227-2600  
TWO WORKING DAYS BEFORE YOU DIG



**ALBERT A. WEBB ASSOCIATES**  
ENGINEERING CONSULTANTS  
3788 MCCRAY STREET  
RIVERSIDE, CA. 92506  
PH. (951) 686-1070  
FAX (951) 788-1256  
CITY BUSINESS TAX CERTIFICATE NO. 005751 EXP. 12/31/16  
PREPARED UNDER THE SUPERVISION OF:  
*[Signature]* DATE: 4/18/16  
R.C.E. NO. 81988

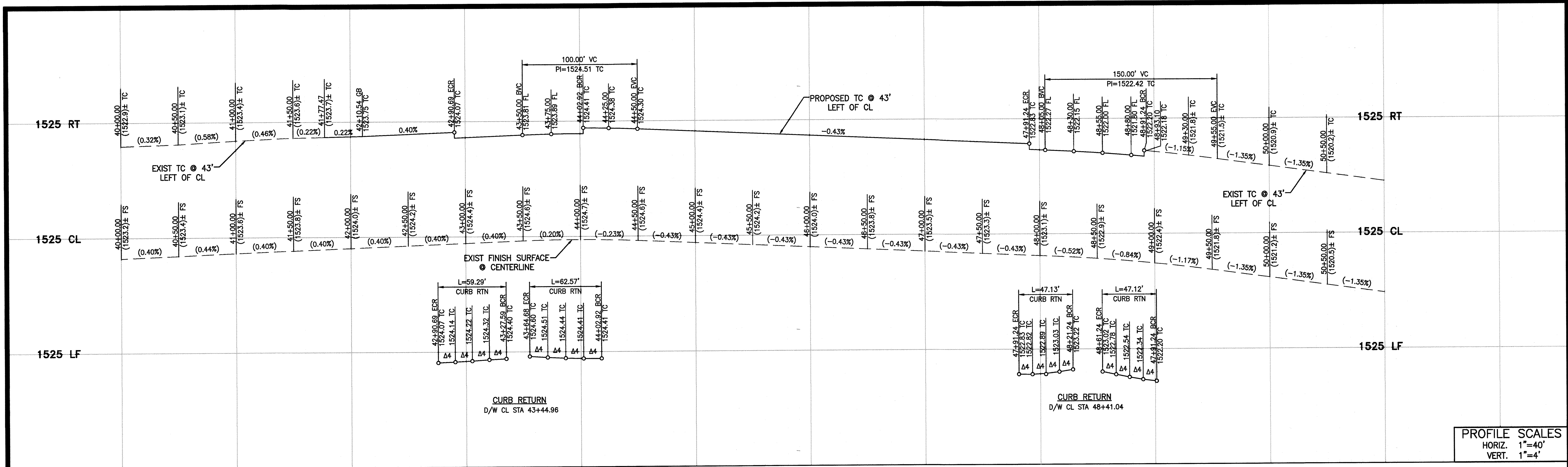
DATE	BY	MARK	REVISIONS	APPR. DATE	CITY

**CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT**  
APPROVED BY: *[Signature]* BY DATE: 5/12/16  
PRINCIPAL ENGINEER: E.L. 5/12/16  
CONSULTANT-ADMIN: *[Signature]*  
STREET SERVICES: *[Signature]*  
SURVEYOR: *[Signature]*  
CITY TRAFFIC ENG. N.M. 5/12/16  
ENG. MANAGER: E.M. 5/12/16  
DATE: 5/12/16

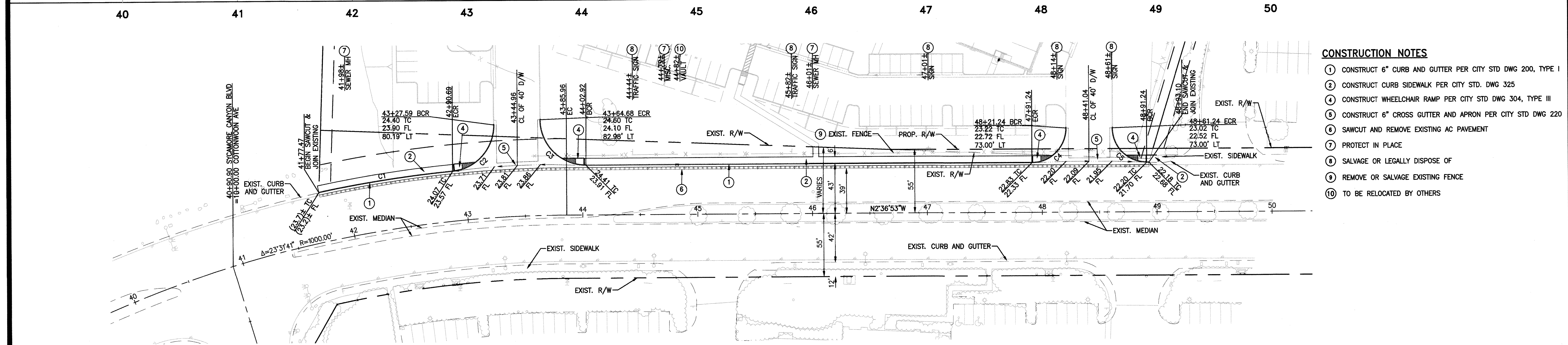
**CITY OF RIVERSIDE**  
STREET PLAN & PROFILE FOR  
56 SYCAMORE CANYON FACILITY  
6975 SYCAMORE CANYON BLVD  
TITLE SHEET

FOR: INLAND INVESTMENTS W.O. 14-0095  
ACCOUNT NO. PW16-0040  
**R-4374**  
SHEET 1 OF 2  
DWG. NO. 14-0095-C-ST

CA\2014\14-0095\DRAWINGS\DESIGN\14-0095-C-ST.DWG 4/18/16 8:58:48 AM



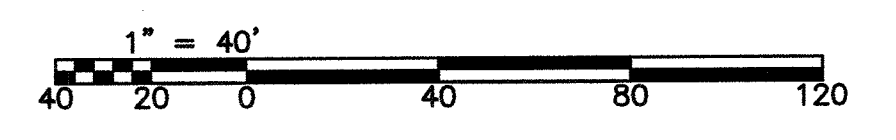
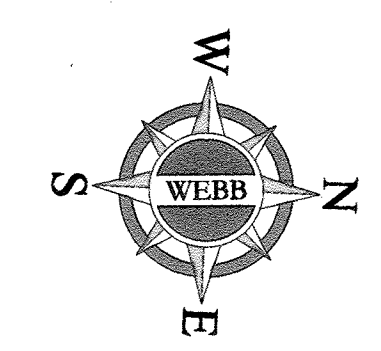
PROFILE SCALES  
 HORIZ. 1"=40'  
 VERT. 1"=4'



- CONSTRUCTION NOTES**
- 1 CONSTRUCT 6" CURB AND GUTTER PER CITY STD DWG 200, TYPE I
  - 2 CONSTRUCT CURB SIDEWALK PER CITY STD. DWG 325
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  - 7 PROTECT IN PLACE
  - 8 SALVAGE OR LEGALLY DISPOSE OF
  - 9 REMOVE OR SALVAGE EXISTING FENCE
  - 10 TO BE RELOCATED BY OTHERS

SYCAMORE CANYON BLVD

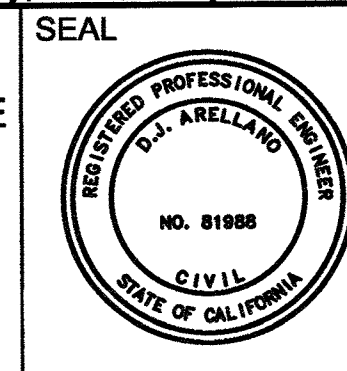
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	118.09	1043.00	6°29'14"	59.11
C2	59.29	40.00	84°55'18"	36.60
C3	62.57	40.00	89°37'13"	39.74
C4	47.13	30.00	90°00'42"	30.01
C5	47.12	30.00	89°59'18"	29.99



**BENCHMARK**  
 CITY OF RIVERSIDE BENCHMARK FB-H3  
 P.K. NAIL AND CITY ENGINEER TAG IN THE CONCRETE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD., 125 FEET EASTERLY OF BARTON ROAD.  
 ELEVATION: 1624.84  
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CITY OF RIVERSIDE PUBLIC UTILITY DEPT. - OVERHEAD & UNDERGROUND  
 WESTERN MUNICIPAL WATER DISTRICT REVIEWED FOR NON-INTERFERENCE COMPLIANCE  
 REVIEWED BY: *[Signature]* DATE: 4/21/16  
 APPROVED BY: *[Signature]* DATE: 4-20-2016

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 DATE: 4/18/16  
 R.C.E. NO. 81988

DATE	BY	MARK	REVISIONS	APPR. DATE	CITY

CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT  
 APPROVED BY: *[Signature]* DATE: 5/12/16  
 PRINCIPAL ENGINEER: E.L. 3/16  
 SURVEYOR: *[Signature]* DATE: 5/12/16  
 CITY TRAFFIC ENG. MANAGER: M. 5/16/16

CITY OF RIVERSIDE  
 STREET PLAN & PROFILE FOR  
 56 SYCAMORE CANYON FACILITY  
 6975 SYCAMORE CANYON BLVD  
 STATION 41+77.47 TO STATION 48+93.10  
 FOR: INLAND INVESTMENTS  
 W.O. 14-0095

ACCOUNT NO. PW16-0040  
**R-4374**  
 SHEET 2 OF 2  
 DWG. NO. 14-0095-C-ST